

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO PLANNING COMMISSION**

June 7, 2007

A meeting of the Louisville Metro Planning Commission was held on Thursday, June 7, 2007, at 1:00 p.m. at the Old Jail Building, located at 514 W. Liberty Street, Louisville, Kentucky. **Following are the minutes for Case No. 8944 ONLY.**

Commission members present:

Sue Ernst, Chairman
Chief Richard Carlson, Vice-Chairman (arrived at 1:55 p.m.)
Rick Storm, County Engineer
Marshall Abstain
Susan Hamilton
Lula Howard
David Fleischaker
Barry Queenan

Commission members absent:

Yvonne Wells-Hatfield and Donnie Blake

Staff Members present:

Charles Cash, Director, Planning and Design Services
Dawn Warrick, Assistant Director, Planning and Design Services
Theresa Senninger, Legal Counsel
Jonathan Baker, Legal Counsel
Paula Wahl, Engineer Supervisor
Aida Copic, Planning Coordinator
Brian Davis, Planner II
Jon Crumbie, Planner II
Steve Lutz, Planning Supervisor
Connie Ewing, Public Information Specialist
Ken Baker, Planning Supervisor
Ann Cromwell, Management Assistant (minutes)
Chris Cestaro, Management Assistant (minutes for Case #8944 ONLY)

Others Present:

Tom Pinto, APCD
Bill Pike, reporter for the Courier Journal

The following matter was discussed:

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO PLANNING COMMISSION**

JUNE 7, 2007

NEW BUSINESS

CASE NO. 8944 ONLY

Request review of the Taylorsville Road Area/Urton Lane Study (as directed by Planning Commission Resolution) and a review of the associated Executive Summary as an amendment to Cornerstone 2020.

Staff Case Manager: **Kendal Baker, AICP**

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

The following spoke in favor of this request:

Tom Springer
QK4
815 West Market Street
Louisville, KY 40222

Mike Ochsner
10710 Bruners Way
Louisville, KY

Pamela Dowland
15139 Chestnut Ridge Circle
Louisville, KY

The following spoke in opposition:

Jim Thorne
13808 Round Top Place
Louisville, KY

Don Reid
3900 Old Clark Station Road
Fisherville, KY 40023

Chuck Bauer
9519 Dawson Hill Road

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO PLANNING COMMISSION**

JUNE 7, 2007

NEW BUSINESS

CASE NO. 8944 ONLY

Louisville, KY

Paulette Adams
6004 Chenoweth Run Road
Louisville, KY

Jim Calvery
6060 Dutchmans Lane
Louisville, KY

David H. Miles
4550 Clark Station Road
Finchville, KY 40022

Reverend Gary Davis
3705 Stone Lakes Drive
Louisville, KY 40299

Harry Lee Meyer (no address)

Travis Tyler
13813 Fancy Gap Drive
Louisville, KY 40299

Jeff Hensel (no address)

Wayne Gilezan (no address)

The following spoke neither for nor against:

Councilman Stuart Benson
615 West Jefferson Street
Louisville, KY 40202

Patricia Venderespt
3505 Tucker Station Road
Louisville, KY

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO PLANNING COMMISSION**

JUNE 7, 2007

NEW BUSINESS

CASE NO. 8944 ONLY

Gordon L. Moert
129 North Evergreen Road
Louisville, KY

Steve Porter
2406 Tucker Station Road
Louisville, KY 40299

David Kaelin
Tucker Station Neighborhood Association
2421 Tucker Station Road
Louisville, KY 40299

William Bardenwerper
Bardenwerper, Talbott & Roberts PLLC
8311 Shelbyville Road
Louisville, KY 40222

Agency Personnel:

Ken Baker, Planning Supervisor, Planning and Design Services

AGENCY TESTIMONY:

Ken Baker presented the case and showed a Power Point presentation (zoning maps of the area.) He said that, in November 2006, the Planning Commission passed a resolution to study this area, and also to determine a location for the Urton Lane Corridor.

SUMMARY OF TESTIMONY OF PROPONENTS:

Tom Springer, the project manager from QK4, summarized the project and answered some questions from the Commissioners.

Pamela Dowland said she supports the concept of the Corridor. She said she would like to be included in the "Commercial" part of the Form District, but cannot because she is in a Historic District.

Mike Ochsner spoke for his extended family and gave his support to the study.

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO PLANNING COMMISSION**

JUNE 7, 2007

NEW BUSINESS

CASE NO. 8944 ONLY

SUMMARY OF TESTIMONY OF OPPONENTS:

Jim Calvery said he advocated a delay until the St. Michael's plans are finalized. He also wanted a full update of traffic issues and explained current traffic problems. He submitted a letter from Nicklies Development and Kroger. He supports the "Town Center" concept.

Gordon Moert would like to see more of the road go through the Clear Channel property.

Reverend Gary Davis said he is concerned about the "speed" of this proposal – why do everything "right now"? He is concerned about possible loss of property value from St. Michaels.

David Miles spoke on behalf of St. Michaels Church. His concerns were that citizens had not had enough time to have their concerns addressed; not enough notice of this hearing; historic preservation is "overshadowing" others' needs for commercial development/access; and possible devaluation of the St. Michaels Church property. He is also concerned about increase of traffic in front of the school.

Paulette Adams, representing the Parish Council of St. Michaels, submitted a letter to the Commissioners regarding St. Michaels expansion issues.

Chuck Bauer said that Riehl Road should be expanded to five lanes.

Don Reid said he supports "Alternative A".

Jim Thorne submitted five copies of his letter to the Planning Commissioners. He said he disagrees with the stated purposes of the proposed Form District change.

Harry Lee Meyer said new areas have been submitted as part of the study, since this was originally presented to the public. He wants the Planning Commission to table this until "road studies" are submitted.

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO PLANNING COMMISSION**

JUNE 7, 2007

NEW BUSINESS

CASE NO. 8944 ONLY

In response to one of Mr. Meyer's statements, Commissioner Ernst reiterated that this study was requested by the Planning Commission, not developers.

Travis Tyler opposes the idea of the Urton Lane Corridor, saying that it would add too much traffic to the St. Michaels' property and also cut-through traffic to Stone Lakes residential areas.

Jeff Hensel opposes the Urton Lane Corridor.

Wayne Gilezan opposes the Urton Lane Corridor.

SUMMARY OF TESTIMONY OF THOSE NEITHER FOR NOR AGAINST:

Councilman Stuart Benson asked, if the Reihl Road extension is not approved, where will Urton Lane go?

Patricia Venderespt is concerned about traffic gridlock, and presented an alternative plan that would run Urton Lane through "Mr. Riggs property" and through the Clear Channel property.

Steve Porter said neighborhood association groups were not involved in this study.

William Bardenwerper said he endorses the study results.

David Kaelin, representing the Tucker Station neighborhood Association, asked that the street have no concrete curbs, to protect the Floyds Fork stream.

REBUTTAL:

There was no rebuttal.

An audio/visual recording of the Planning Commission hearing related to this case is available in the Planning and Design Services offices. Please contact the Customer Service staff to view the recording or to obtain a copy. The recording of this hearing will be found on the CD of the June 7, 2007 proceedings.

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO PLANNING COMMISSION**

JUNE 7, 2007

NEW BUSINESS

CASE NO. 8944 ONLY

In a business session subsequent to the public hearing on this request, the Commission took the following action.

On a motion by Commissioner Howard, the following resolution was adopted:

WHEREAS, the Louisville Metro Planning Commission finds that this study responds to the Planning Commission resolution approved in November, 2006 directing staff to undertake a study of the area in the vicinity of Taylorsville Road and I-265 interchange to resolve long-range land use planning, infrastructure and transportation issues including the location of the Urton Lane Corridor; and

WHEREAS, the Commission further finds that the following Guidelines of Cornerstone 2020 Plan Elements support the recommendations contained in the Taylorsville Road Area/Urton Lane Study:

Guideline 1. Community Form

Use existing and emerging forms or patterns of development and local plans developed in accordance with the Comprehensive Plan to guide land use decisions and design of development.

Guideline 2. Centers

Encourage mixed land uses organized around compact activity centers that are existing, proposed or planned.

Guideline 3. Compatibility

Ensure that land uses and transportation facilities are located, designed and constructed to be compatible with nearby land uses and to minimize impacts to residential areas, schools and other sensitive areas in the community.

Guideline 7. Circulation

Ensure a balanced and comprehensive multi-modal transportation network that is coordinated with desired growth and development patterns and provides for the movement of people and goods; now, therefore be it

RESOLVED, that the Louisville Metro Planning Commission does hereby
RECOMMEND to the legislative council of the Louisville/Jefferson County Metro

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO PLANNING COMMISSION**

JUNE 7, 2007

NEW BUSINESS

CASE NO. 8944 ONLY

Government that the review of the Taylorsville Road Area/Urton Lane Study (as directed by Planning Commission Resolution) and a review of the associated Executive Summary as an amendment to Cornerstone 2020 be **APPROVED**.

The vote was as follows:

YES: Commissioners Ernst, Storm, Hamilton, Howard, Fleischaker, Queenan, and Abstain.

NO: No one.

NOT PRESENT: Commissioners Wells-Hatfield and Blake.

ABSTAINING: Commissioner Carlson.

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO PLANNING COMMISSION**

JUNE 7, 2007

STANDING COMMITTEE REPORTS

Land Development and Transportation Committee

No report given.

Legal Review Committee

No report given.

Planning Committee

No report given.

Policy and Procedures Committee

No report given.

Site Inspection Committee

No report given.

ADJOURNMENT

The case finished hearing at approximately 3:30 p.m.

Chairman

Director